

IN RE: PETITION FOR ZONING VARIANCE \* BEFORE THE  
S/S Lennox Ave., 200 ft. W  
of Fairmount Avenue \* ZONING COMMISSIONER  
314 Lennox Avenue  
9th Election District \* OF BALTIMORE COUNTY  
4th Councilmanic District  
Legal Owner: Oliver H. Moaney \* Case No. 99-005-A  
Contract Purchaser: Rita C. Putty  
Petitioners

\*\*\*\*\*

IN RE: PETITION FOR ZONING VARIANCE \* BEFORE THE  
S/S Lennox Ave., 165 ft. W  
of Fairmount Avenue \* ZONING COMMISSIONER  
314-A Lennox Avenue  
9th Election District \* OF BALTIMORE COUNTY  
4th Councilmanic District  
Legal Owner: Oliver H. Moaney \* Case No. 99-006-A  
Contract Purchaser: Rita C. Putty  
Petitioners

\*\*\*\*\*

IN RE: PETITION FOR ZONING VARIANCE \* BEFORE THE  
S/S Lennox Ave., 130 ft. W  
of Fairmount Avenue \* ZONING COMMISSIONER  
314-B Lennox Avenue  
9th Election District \* OF BALTIMORE COUNTY  
4th Councilmanic District  
Legal Owner: Oliver H. Moaney \* Case No. 99-007-A  
Contract Purchaser: Rita C. Putty  
Petitioners

\* \* \* \* \*

#### FINDINGS OF FACT AND CONCLUSIONS OF LAW

These matters come before the Zoning Commissioner on a combined public hearing for Petitions for Variance for three adjacent properties, collectively known as 314 Lennox Avenue in east Towson. The Petitions were filed by Oliver H. Moaney, Legal Owner, and Rita C. Putty, Contract Purchaser. Variance relief is requested from Section 1B02.3.C.1 of the Baltimore County Zoning Regulations (BCZR) to permit side yard setbacks of 5 ft. 6" in lieu of the required 10 ft. for a proposed dwelling on each lot. The subject properties and requested relief are more particularly shown on the plats which were attached to each Petition, marked as Petitioners' Exhibit #1. The single zoning hearing held for the combined three

ORDER RECEIVED FOR FILING

Date

By

*M. J. Horak*  
9/21/98

Petitions was duly advertised and posted as required by the Baltimore County Code.

Appearing at the public hearing held was Rita C. Putty, Contract Purchaser. There were no Protestants or interested persons present.

Testimony and evidence presented was that the subject properties are collectively known as 314 Lennox Avenue. Presently, the three properties are unimproved, however, at one time there existed a single story dwelling on one of the lots. At that time, the other two lots were used as a yard area. The lots are shown in the subdivision plat of Goff Plains as lots 19, 20 and 21. Each lot is roughly rectangular in shape and approximately 1/10th of an acre in area. The lots are each 35 ft. wide and range in depth from approximately 120 to 130 ft. The lots are zoned D.R.10.5.

Mrs. Putty is under contract to purchase the lots and proposes to develop each with a single family dwelling. As shown on the site plan, the building envelopes will be 24 ft. wide and approximately 32 ft. deep. Apparently, prior to her entering into the contract to purchase the lots, Mrs. Putty spoke with the representatives of the Office of Planning, the Office of Community Conservation for Baltimore County, and the Northeast Towson Improvement Association. Collectively, these organizations and agencies support the Petitioner's plans. It was indicated at the hearing that those organizations believe that the Petitioner's plans are consistent with the goals of the Towson Community Plan in that the Petitioner proposes constructing single family homes (as opposed to duplexes or townhouses) on the lots. The Zoning Plans Advisory Committee (ZAC) comment from the Office of Planning also indicates that Mrs. Putty has agreed to adhere to the design criteria in the Community Plan and provide elevation drawings for review and approval prior to the issuance of any permits.

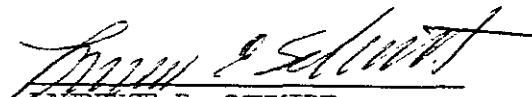
Based upon the testimony and evidence offered, all of which was uncontradicted, I am persuaded to grant the Petitions for Variance. I find that the Petitions satisfy the requirements for relief under Section 307 of the BCZR, as construed by the case law.

Pursuant to the advertisement, posting of the property, and public hearing on these Petitions held, and for the reasons given above, the relief requested should be granted.

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 21<sup>st</sup> day of August 1998 that a variance from Section 1B02.3.C.1 of the BCZR to permit side yard setbacks of 5 ft. 6", in lieu of the required 10 ft., for a proposed dwelling on each lot, be and is hereby GRANTED, subject, however, to the following restrictions:

1. The Petitioner is hereby made aware that proceeding at this time is at her own risk until such time as the 30 day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioner would be required to return, and be responsible for returning, said property to its original condition.

2. The Petitioner shall submit to the Office of Planning, for review and approval, prior to the issuance of any building permits, elevation drawings and other information as may be necessary to ensure compliance with the design criteria of the Towson Community Plan.

  
LAWRENCE E. SCHMIDT  
Zoning Commissioner  
for Baltimore County

LES/mmh



Baltimore County  
Zoning Commissioner  
Office of Planning

Suite 405, County Courts Bldg.  
401 Bosley Avenue  
Towson, Maryland 21204  
410-887-4386

August 20, 1998

Mrs. Rita C. Putty  
1809 Greenspring Drive  
Lutherville, Maryland 21093

Messrs. Oliver H. Moaney and John Moaney  
3601 Clarks Lane  
Baltimore, Maryland 21215

RE: Case Nos. 99-005-A, 99-006-A, 99-007-A  
Petitions for Zoning Variance  
Location: 314, 314-A and 314-B Lennox Avenue

Dear Mrs. Putty and Messrs. Moaney:

Enclosed please find the decision rendered in the above captioned case. The Petitions for Zoning Variance have been granted, with restrictions, in accordance with the attached Order.

In the event the decision rendered is unfavorable to any party, please be advised that any party may file an appeal within thirty (30) days of the date of the Order to the County Board of Appeals. If you require additional information concerning filing an appeal, please feel free to contact our Appeals Clerk at 887-3391.

Very truly yours,

A handwritten signature in cursive script, reading "Lawrence E. Schmidt".

Lawrence E. Schmidt  
Zoning Commissioner

LES:mmm  
att.

c: Ms. Valerie Britton  
P.O. Box 374  
Sparks, Maryland 21152





# Petition for Variance

to the Zoning Commissioner of Baltimore County

for the property located at 314A Lennox Ave  
which is presently zoned DR10.5

This Petition shall be filed with the Department of Permits & Development Management  
The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s) BOZ.3.C.1 TO PERMIT

SIDE YARD SETBACKS OF 5'6" IN LIEU OF  
THE REQUIRED 10 FT. FOR A PROPOSED DWELLING.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (indicate hardship or practical difficulty)

Community Association has dictated that  
only single family homes be built on this property.  
Also this is in continuance with existing  
housing. (SEE ATTACHED)

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

Contract Purchaser/Lessee:

Rita C. Putty  
(Type or Print Name)

Rita C. Putty  
Signature

1809 Green Spring Dr.  
Address

Lutherville, MD 21093  
City State Zipcode

Attorney for Petitioner:

(Type or Print Name)

Signature

Address Phone No.

City State Zipcode

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Legal Owner(s):

Oliver H. Moaney  
(Type or Print Name)

X Oliver H. Moaney  
Signature

(Type or Print Name)

Signature

3601 Clarks Lane  
Address

Phone No.

Balto., MD 21215-5525332  
City State Zipcode

Name, Address and phone number of representative to be contacted.

John Moaney  
Name

(301) 552-5332  
Address Phone No.

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING 1/2 HR  
unavailable for Hearing

the following dates \_\_\_\_\_ Next Two Months

ALL ☒ OTHER \_\_\_\_\_

REVIEWED BY: JLL DATE 7/2/98



Printed with Soybean Ink  
on Recycled Paper

Revised 9/5/95

# ATTACHMENT 3

#6

IN ORDER TO BUILD SINGLE FAMILY RESIDENCES  
TYPICAL OF THOSE EXISTING IN THE COMMUNITY;  
VARIANCES FOR SIDE YARD SETBACK ARE  
NEEDED. ALTHOUGH THE PROPERTY MEETS  
MIN. LOT SIZE & WIDTH REQUIREMENTS FOR  
SINGLE FAMILY USE.

● LOT # 21 , 314A ●

#6

**ZONING DESCRIPTION**

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BEGINNING AT A POINT ON THE SOUTH SIDE OF LENNOX AVENUE WHICH IS 50 FEET WIDE AT A DISTANCE OF 165 FEET WEST OF THE CENTERLINE OF FAIRMOUNT AVENUE WHICH IS 40 FEET WIDE. BEING LOT #21 IN THE SUBDIVISION OF GOFF PLAINS AS RECORDED IN BALTIMORE COUNTY PLAT BOOK #2, FOLIO #167, CONTAINING 4,593.75 SQUARE FEET. ALSO KNOWN AS 314A LENNOX AVENUE AND LOCATED IN THE 9th ELECTION DISTRICT, 4th COUNCILMANIC DISTRICT.

BALTIMORE COUNTY, MAR  
OFFICE OF BUDGET & FINANCE  
MISCELLANEOUS RECEIPT

64-6-1  
6 No. 056179

DATE 7/2/98 ACCOUNT JV # R0016150  
AMOUNT \$ 50.00

RECEIVED FROM: HENLEY  
FOR: RV FILING

DISTRIBUTION  
WHITE - CASHIER  
PINK - AGENCY  
YELLOW - CUSTOMER

PAID RECEIPT  
PROCESS ACTUAL TIME  
7/02/1998 7/02/1998 10:13:33  
REG NS03 CASHIER PUES PER DRAFTER 3  
5 MISCELLANEOUS CASH RECEIPT  
Receipt # 043601  
CH NO. 056179  
50.00 CHECK  
Baltimore County, Maryland

CASHIER'S VALIDATION



## CERTIFICATE OF POSTING

RE Case No.: 99-006-APetitioner/Developer RITA PUTTY, ETALO. H. MOANEY ownerDate of Hearing/Closing 8/10/98  
2:00 PM  
RM-407  
C C B

Baltimore County Department of  
Permits and Development Management  
County Office Building, Room 111  
111 West Chesapeake Avenue  
Towson, MD 21204

Attention: Ms. Gwendolyn Stephens

Ladies and Gentlemen:

This letter is to certify under the penalties of perjury that the necessary sign(s) required by law  
were posted conspicuously on the property located at # 314-A LENOX AVE

The sign(s) were posted on \_\_\_\_\_

7/26/98

(Month, Day, Year)

Sincerely,

Patrick M O'Keefe 8/2/98

(Signature of Sign Poster and Date)

PATRICK M. O'KEEFE

(Printed Name)

523 PENNY LANE

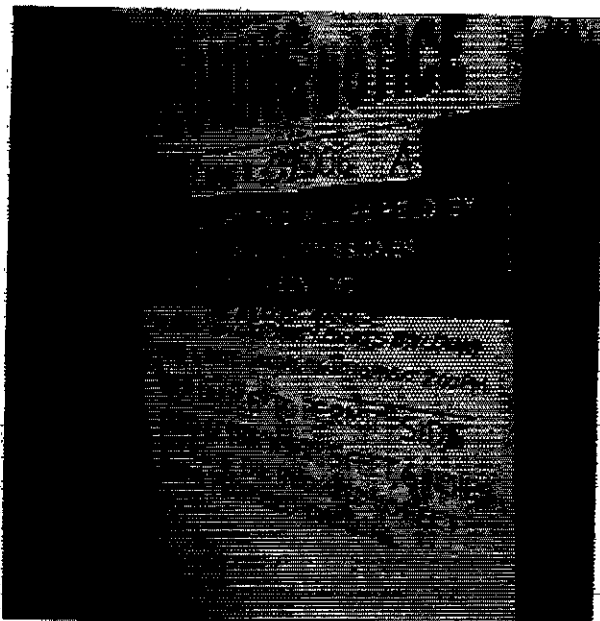
(Address)

HUNT VALLEY, MD. 21030

(City, State, Zip Code)

410-666-5366 ; CELL-410-905-8571

(Telephone Number)

95-06-AR. PUTTY8/10/98

# CERTIFICATE OF PUBLICATION

TOWSON, MD., 7/23, 1998

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper published in Towson, Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on 7/23, 1998.

THE JEFFERSONIAN,

*A. Henrickson*

LEGAL AD. - TOWSON

## Notice of Zoning Hearing

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

Case: #98-008-A  
314-A Linnox Avenue  
85 Linnox Avenue, 165 W of Fairport Avenue  
9th Election District  
4th Councilmatic District  
Legal Owner(s): Oliver H. Mooney  
Contract Purchaser: Rita O. Putty

Variance: to permit side yard setbacks of 5 feet; 6 inches in lieu of the required 10 feet for a proposed dwelling.  
Hearing: Monday, August 10, 1998 at 2:00 p.m., in Room 407, County Courthouse Bldg., 401 Basley Avenue.

LAWRENCE E. SCHMIDT  
Zoning Commissioner for Baltimore County

NOTES: (1) Hearings are Handicapped Accessible for special accommodations. Please Call (410) 867-3353.  
(2) For information concerning the File and/or Hearing, Please Call (410) 867-3391.

7/479 July 23 C245752

# CERTIFICATE OF POSTING

RE: Case No.: 99-006-A

Petitioner/Developer: RITA PATTY

Date of Hearing/Closing: 8/10/98

Baltimore County Department of  
Permits and Development Management  
County Office Building, Room 111  
111 West Chesapeake Avenue  
Towson, MD 21204

Attention: Ms. Gwendolyn Stephens

Ladies and Gentlemen:

This letter is to certify under the penalties of perjury that the necessary sign(s) required by law  
were posted conspicuously on the property located at S/S LENNOX AVE.  
W/ of FAIRMOUNT AVE.

The sign(s) were posted on 7/25/98  
(Month, Day, Year)

Sincerely,

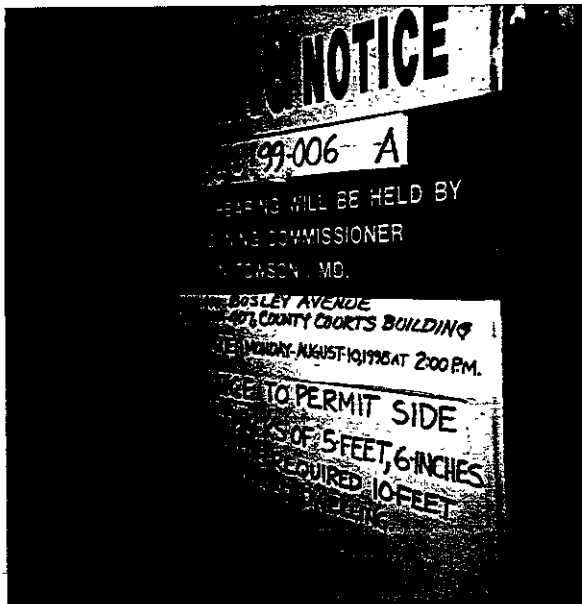
Patrick O'Keefe 8/4/98  
(Signature of Sign Poster and Date)

PATRICK M. O'KEEFE  
(Printed Name)

523 PENNY LANE  
(Address)

HUNT VALLEY, MD. 21030  
(City, State, Zip Code)

410-666-5366 ; CELL 410-905-8571  
(Telephone Number)



95-06-A  
R. PATTY

8/10/98

**DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT  
ZONING REVIEW**

**ADVERTISING REQUIREMENTS AND PROCEDURES FOR ZONING HEARINGS**

The Baltimore County Zoning Regulations (BCZR) require that notice be given to the general public/neighboring property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property (responsibility of the petitioner) and placement of a notice in a newspaper of general circulation in the County, both at least fifteen (15) days before the hearing.

Zoning Review will ensure that the legal requirements for advertising are satisfied. However, the petitioner is responsible for the costs associated with these requirements. The newspaper will bill the person listed below for the advertising. This advertising is due upon receipt and should be remitted directly to the newspaper.

**OPINIONS MAY NOT BE ISSUED UNTIL ALL ADVERTISING COSTS ARE PAID.**

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**For Newspaper Advertising:**

Item Number or Case Number: 99-6-A  
Petitioner: RITA C. Putty  
Address or Location: 314A LENNOX AVE

**PLEASE FORWARD ADVERTISING BILL TO:**

Name: RITA C. Putty  
Address: 1809 GREEN SPRING DRIVE:  
LUTHERVILLE, MD 21093  
Telephone Number: (410) 561-1566

Request for Zoning Variance, Special Exception, or Special Hearing

Date to be Posted: Anytime before but no later than \_\_\_\_\_

Format for Sign Printing, Black Letters on White Background:

## ZONING NOTICE

Case No.: 99-6-A

A PUBLIC HEARING WILL BE HELD BY  
THE ZONING COMMISSIONER  
IN TOWSON, MD.

PLACE: \_\_\_\_\_

DATE AND TIME: \_\_\_\_\_

REQUEST: A VARIANCE TO PERMIT SIDE YARD SETBACKS OF  
5 FT. 6 IN. IN LIEU OF THE REQUIRED 10 FT. FOR A  
PROPOSED DWELLING.

POSTPONEMENTS DUE TO WEATHER OR OTHER CONDITIONS ARE SOMETIMES NECESSARY.  
TO CONFIRM HEARING CALL 887-3391.

DO NOT REMOVE THIS SIGN AND POST UNTIL DAY OF HEARING UNDER PENALTY OF LAW

**HANDICAPPED ACCESSIBLE**

TO: PATUXENT PUBLISHING COMPANY  
July 23, 1998 - Jeffersonian

Please forward billing to:  
Rita C. Putty  
1809 Greenspring Drive  
Lutherville, MD 21093

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**NOTICE OF ZONING HEARING**

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 99-006-A  
314-A Lennox Avenue  
S/S Lennox Avenue, 165' W of Fairmount Avenue  
9<sup>th</sup> Election District - 4<sup>th</sup> Councilmanic District  
Legal Owner: Oliver H. Moaney  
Contract Purchaser: Rita C. Putty

Variance to permit side yard setbacks of 5 feet, 6 inches in lieu of the required 10 feet for a proposed dwelling.

HEARING: Monday, August 10, 1998 at 2:00 p.m. in Room 407, County Courts Building, 401 Bosley Avenue.

  
Lawrence E. Schmidt RYE  
LAWRENCE E. SCHMIDT  
ZONING COMMISSIONER FOR BALTIMORE COUNTY

NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 410-887-3353.  
(2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, PLEASE CALL 410-887-3391.



Baltimore County  
Department of Permits and  
Development Management

Development Processing  
County Office Building  
111 West Chesapeake Avenue  
Towson, Maryland 21204

July 17, 1998

## NOTICE OF ZONING HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 99-006-A  
314-A Lennox Avenue  
S/S Lennox Avenue, 165' W of Fairmount Avenue  
9<sup>th</sup> Election District – 4<sup>th</sup> Councilmanic District  
Legal Owner: Oliver H. Moaney  
Contract Purchaser: Rita C. Putty

Variance to permit side yard setbacks of 5 feet, 6 inches in lieu of the required 10 feet for a proposed dwelling.

HEARING: Monday, August 10, 1998 at 2:00 p.m. in Room 407, County Courts Building, 401 Bosley Avenue.

A handwritten signature in cursive script, reading "Arnold Jablon". To the right of the signature, the initials "RUE" are written in a bold, blocky font.

Arnold Jablon  
Director

c: Rita C. Putty

- NOTES: (1) **YOU MUST HAVE THE ZONING NOTICE SIGN POSTED ON THE PROPERTY BY JULY 26, 1998**
- (2) **HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 410-887-3353.**
- (3) **FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THIS OFFICE AT 410-887-3391.**





Baltimore County  
Department of Permits and  
Development Management

Development Processing  
County Office Building  
111 West Chesapeake Avenue  
Towson, Maryland 21204

August 5, 1998

Mrs. Rita C. Putty  
1809 Green Spring Drive  
Lutherville, MD 21093

RE: Item No.: 6  
Case No.: 99-6-A  
Location: 314A Lennox Avenue

Dear Mrs. Putty:

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM), on July 2, 1998.

The Zoning Advisory Committee (ZAC), which consists of representatives from several Baltimore County approval agencies, has reviewed the plans that were submitted with your petition. All comments submitted thus far from the members of the ZAC are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to ensure that all parties (zoning commissioner, attorney, petitioner, etc.) are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. All comments will be placed in the permanent case file.

If you need further information or have any questions regarding these comments, please do not hesitate to contact the commenting agency.

Very truly yours,

A handwritten signature in dark ink, appearing to read "WCR/scj".

W. Carl Richards, Jr.  
Zoning Supervisor  
Zoning Review

WCR:ggs

Enclosures







Baltimore County  
Fire Department

Office of the Fire Marshal  
700 East Joppa Road  
Towson, Maryland 21286-5500  
(410)887-4880

July 22, 1998

Arnold Jablon, Director  
Zoning Administration and Development Management  
Baltimore County Office Building  
Towson, MD 21204  
MAIL STOP-1105

RE: Property Owner: SEE BELOW

Location: DISTRIBUTION MEETING OF JULY 13, 1998

Item No.: SEE BELOW Zoning Agenda:

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

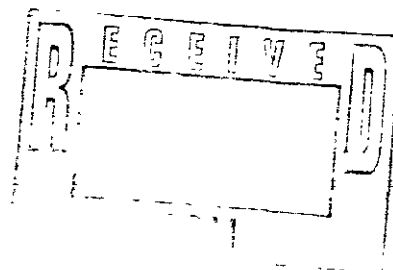
8. The Fire Marshal's Office has no comments at this time,  
IN REFERENCE TO THE FOLLOWING ITEM NUMBERS:

001, 002, 003, 004, 005, 006, 007, 009, 010

REVIEWER: LT. ROBERT P. SAUERWALD

Fire Marshal Office, PHONE 887-4881, MS-1102F

cc: File



BALTIMORE COUNTY, MARYLAND  
DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT  
INTER-OFFICE CORRESPONDENCE

TO: PDM  
FROM: R. Bruce Seeley . *RBS/sp*  
Permits and Development Review  
DEPRM

DATE: *7/22/92*

SUBJECT: Zoning Advisory Committee  
Meeting Date: *July 13, 92*

The Department of Environmental Protection & Resource Management has no comments for the following Zoning Advisory Committee Items:

Item #'s: *492*  
*601*  
*2*  
*3*  
*4*  
*5*  
*6*  
*7*  
*8*

RBS:sp

BRUCE2/DEPRM/TXTS8P

# BALTIMORE COUNTY, MARYLAND

## INTER-OFFICE CORRESPONDENCE

**TO:** Arnold Jablon, Director  
Department of Permits and  
Development Management

**DATE:** July 22, 1998

**FROM:** Arnold F. 'Pat' Keller, III, Director  
Office of Planning

**SUBJECT:** Lennox Avenue

### INFORMATION:

**Item Number:** 5, 6, 7  
**Petitioner:** Oliver H. Moaney  
**Zoning:** DR 10.5  
**Requested Action:** Variance

### SUMMARY OF RECOMMENDATIONS:

Lenwood Johnson, Community Planner, met with the president of the Northeast Towson Improvement Association, Mrs. Adelaide W. Bentley, to discuss the proposed building of three detached houses on the now vacant lot identified as 314 Lennox Avenue.

Mrs. Bentley and the contract purchaser, Mrs. Rita C. Putty, have met to discuss the proposed development. Mrs. Bentley and her community organization supports the plan. She as well as the Office of Planning have made Mrs. Putty aware that any new housing constructed in East Towson must adhere to design criteria set forth in the adopted Towson Community Plan (adopted by the County Council in 1992). Mrs. Putty has agreed to adhere to the design criteria and provide for review, prior to approval, elevation drawings for review and approval prior to the issuance of any permits.

The 314 Lennox Avenue Plat is a rectangularly shaped lot of approximately 1/3 acre and zoned DR 10.5.

The 314 Lennox Avenue site if built upon according to the proposed plan would be developed slightly under its allowable density.

The Office of Planning is willing to support the proposed plan, provided the design and all other criteria are met.

If there should be any questions or if additional information is needed, please contact Lenwood Johnson at 410-887-3480.

Section Chief: \_\_\_\_\_

AFK:LW:lsn

B A L T I M O R E   C O U N T Y,   M A R Y L A N D

I N T E R O F F I C E   C O R R E S P O N D E N C E

TO:        Arnold Jablon, Director  
            Department of Permits & Development  
            Management

Date:   July 16, 1998

FROM: *Rwb* Robert W. Bowling, Chief  
            Development Plans Review Division

SUBJECT:   Zoning Advisory Committee Meeting  
            for July 20, 1998  
            Item Nos. 492, 001, 002, 003, 004,  
            005, 006, 007, 008, 009, and 010

The Development Plans Review Division has reviewed the subject zoning item, and we have no comments.

RWB:HJO:jrb

cc:   File



**Maryland Department of Transportation**  
**State Highway Administration**

Parris N. Glendening  
Governor

David L. Winstead  
Secretary

Parker F. Williams  
Administrator

Ms. Gwen Stephens  
Baltimore County Office of  
Permits and Development Management  
County Office Building, Room 109  
Towson, Maryland 21204

RE: Baltimore County 7-14-94  
Item No. 006 JLL

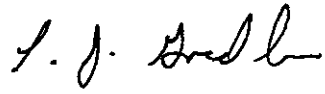
Dear Ms. Stephens:

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not affected by any State Highway Administration projects.

Please contact Larry Gredlein at 410-545-5606 or by E-mail at (lgredlein@sha.state.md.us).

Thank you for the opportunity to review this item.

Very truly yours,

  
for Ronald Burns, Chief  
Engineering Access Permits  
Division

LG

My telephone number is \_\_\_\_\_

Maryland Relay Service for Impaired Hearing or Speech  
1-800-735-2258 Statewide Toll Free

**Mailing Address: P.O. Box 717 • Baltimore, MD 21203-0717**  
**Street Address: 707 North Calvert Street • Baltimore, Maryland 21202**

RE: PETITION FOR VARIANCE  
314-A Lennox Avenue, S/S Lennox Ave, 165' W of  
Fairmount Ave, 9th Election District, 4th  
Councilmanic

Legal Owners: Oliver H. Moaney  
Contract Purchaser: Rita C. Putty


Petitioner(s)

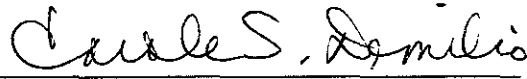
\* BEFORE THE  
\* ZONING COMMISSIONER  
\* FOR  
\* BALTIMORE COUNTY  
\* Case Number: 99-6-A

\* \* \* \* \*

**ENTRY OF APPEARANCE**

Please enter the appearance of the People's Counsel in the above-captioned matter. Notice should be sent of any hearing dates of other proceedings in this matter and of the passage of any preliminary or final Order.

  
Peter Max Zimmerman  
People's Counsel for Baltimore County

  
Carole S. Demilio  
Deputy People's Counsel  
Old Courthouse, Room 47  
400 Washington Avenue  
Towson, MD 21204  
(410) 887-2188

**CERTIFICATE OF SERVICE**

I HEREBY CERTIFY that on this 30<sup>th</sup> day of July, 1998, a copy of the foregoing Entry of Appearance was mailed to Oliver H. Moaney, 3601 Clarks Lane, Baltimore, MD 21215, Petitioner(s).

  
PETER MAX ZIMMERMAN

# Plat to accompany Petition for Zoning ☒ Variance ☐ Special Hearing

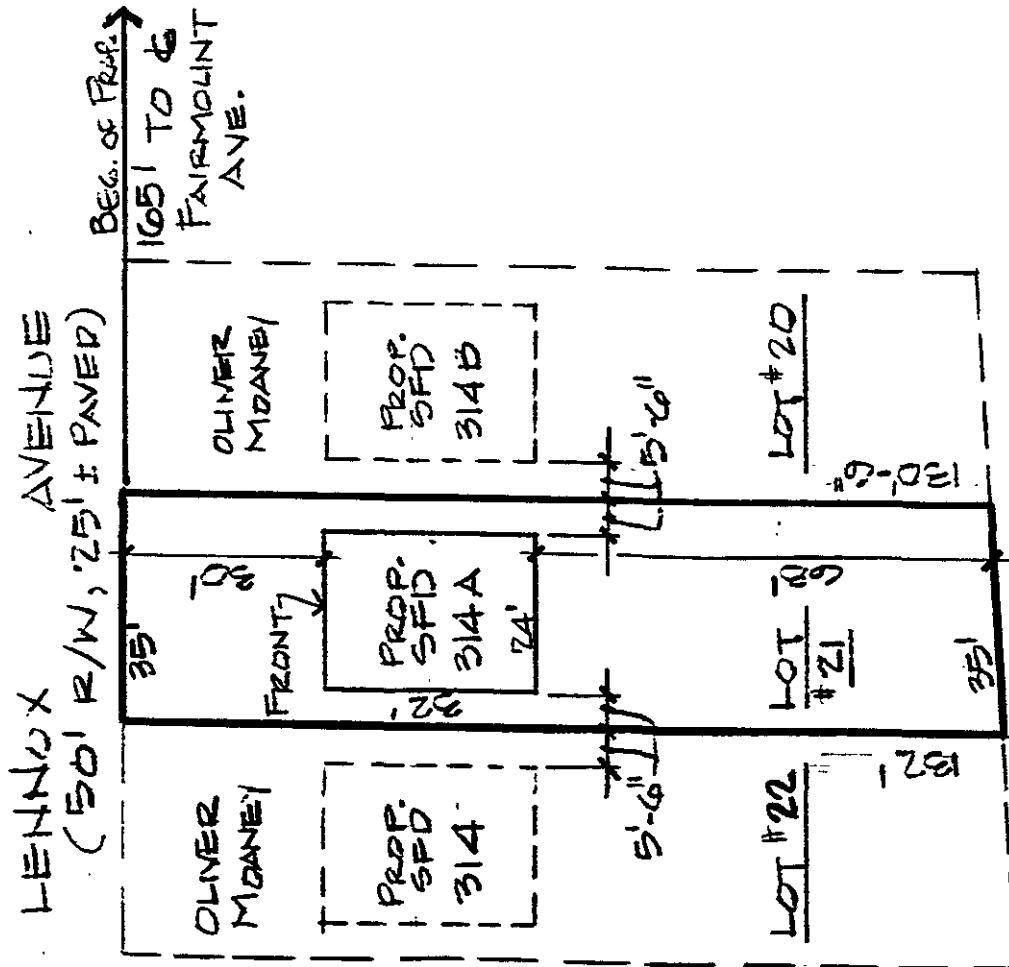
see pages 5 & 6 of the CHECKLIST for additional required information

PROPERTY ADDRESS: 314 A LENNOX AVENUE

Subdivision name: GOFF PLANS

plat book # 2, folio # 107, lot # 21, section # 1

OWNER: OLIVER H. MDANEY

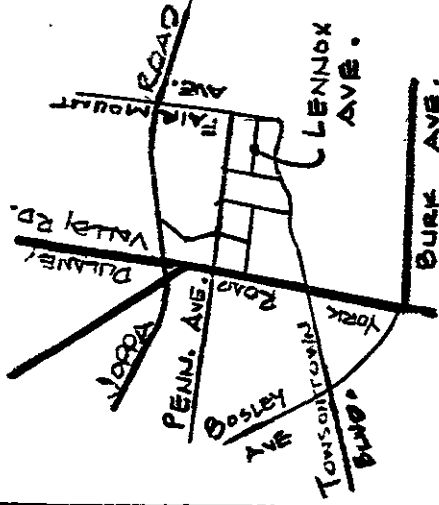


NO FLOOD PLAINS IN THIS AREA.

Scale of Drawing: 1" = 30'



North  
date: 5-11-98  
prepared by: DP



Vicinity Map  
scale: 1" = 1000'

## LOCATION INFORMATION

Election District: 9  
Councilmanic District: 4

1"-200' scale map #: NE-10A

Zoning: DR-10.5

Lot size: 1054 4593.75  
acres square feet

public private  
SEWER: ☒ ☐  
WATER: ☒ ☐  
Chesapeake Bay Critical Area: ☐ ☒  
Prior Zoning Hearings: NONE

## Zoning Office USE ONLY!

reviewed by: JL ITEM #: 6 CASE #:



SCALE

1" = 200' ±

DATE  
OF  
PHOTOGRAPHY  
JANUARY  
1986

LOCATION

TOWSON

SHEET

N.E.

10-A

LOT 21  
#314A LENNOX AVE.